Davidson County DEEDQC	
Recvd: 06/03/15 15:25	4 pgs
Fees:22.00 Taxes:0.00	
20150603-0051984	

Commitment Number: 15NL25677
15WR18075

After Recording, Return To:
~~Nations Lending Services~~ WWR
9801 Legler Road
Lenexa, KS 66219
1-800-316-4682

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
VANESSA B. OBANDO, 309 AMBERWINE COURT, ANTIOCH TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 165130A10800CO
Exempt from state recordation tax. Tenn. Code Sec. 67-4-409 (a)(4)

QUITCLAIM DEED

VANESSA B. EDWARDS, known now as **VANESSA B. OBANDO, unmarried,** hereinafter grantor, whose tax-mailing address is **309 AMBERWINE COURT, ANTIOCH TN 37013**, without consideration paid, grants and quitclaims to **VANESSA B. OBANDO,** an unmarried woman, hereinafter grantee, whose tax mailing address is **309 AMBERWINE COURT, ANTIOCH TN 37013**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 480, PEPPERTREE FOREST, SECTION 9, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGE 760 TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD, IF ANY.

VBO

BEING THE SAME PROPERTY CONVEYED TO \VANESSA B. EDWARDS\ BY \WARRANTY DEED\ FROM \MARY VIRGINIA ALFORD\ AS RECORDED \05/30/2002\ AS DOCUMENT \20020530-0065507\.

TAX ID: \165130A10800CO
Property Address is: 309 AMBERWINE COURT, ANTIOCH TN 37013

Executed by the undersigned on 26 May, 2015:

Vanessa B. Edwards known now as Vanessa B. Obando
VANESSA B. EDWARDS known now as **VANESSA B. OBANDO**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 26 th May, 2015 by **VANESSA B. EDWARDS** known now as **VANESSA B. OBANDO** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

James A. Farley
Notary Public

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26th day of May, 2015.

Vanessa B. Obando
Affiant

Vanessa B. Obando
Print Name

(Seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
Notary Public

My commission expires:

5-24-16

James A. Farley
Print Name

True Copy Certification

I, Samantha Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Samantha Russell
Signature

Samantha Russell

State of KANSAS

County of Johnson

Personally appeared before me, Kyle Ratliff, a notary public for this county and state, Samantha Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 7-1-17
Notary' Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 7-1-17